

**COLONIAL FOREST HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING**

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**Monthly Board Meeting  
June 13, 2022**

BOARD MEMBERS PRESENT: Ken Pratt (President), Jess Salazar (Vice President), Val Krzyzaniak (Treasurer), Marie Alba (Secretary), Joe Conner (At Large), John Warfel (At Large)

BOARD MEMBERS ABSENT: Wanda Michael

TARGA MANAGEMENT: Mark Pierovich

**Approval of Previous Minutes:** Jess moved to approve the meeting minutes of May 9, 2022; Val seconded and all approved.

**Financial Report:** Attached. Val moved to approve the May 31, 2022, financial report; Jess seconded and all approved.

**Grounds Report:** Because we currently have no garden staff, the Board contracted with a landscape company to mow, edge and blow every Friday. A separate landscape company was recently hired to weed the flower beds and that job is not yet complete.

Ken Pratt walks around the community a few times a week to ensure there are no issues with the fence and grounds. He also has been picking up bags of yard debris that residents leave on the curb. Just a reminder—please do not put out bags of yard debris if it is raining. In the future, the Board will try to arrange a designated day each week for refuse removal. Again, thank you for helping maintain our community.

Mark continues to advertise for fulltime maintenance employees. To date three people applied but they were not good candidates.

As was reported in the May minutes, the Board was considering a smaller pickup truck that would be more convenient since the big truck is huge and difficult to maneuver in our complex. On June 2<sup>nd</sup> the Board purchased a red 2006 GMC Sierra crew cab pickup with a 6' box at a very good price. Ken will detail the truck we purchased in 2020 and sell it.

**Tree Removal:** Removal of the large tree at the west end of Building 8 left a long indentation in the lawn when the main trunk fell. Jess will ask the landscape company to fill it.

**Rules & Regulations:** As was reported in the May minutes, the Board was in the final stages of revising the Rules & Regulations. John moved to approve the current changes and send to the attorney for review and to update Rule 12 Enforcement; Jess seconded and all approved. The last revision was in 2015.

**Garage Sale:** Just a heads up. A resident is potentially planning a garage sale in mid to late July. Anyone can participate. More information will follow.

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**Next Board Meeting:**

Scheduled for  
July 11, 2022  
@ 6:00 p.m.

Respectfully submitted,

Marie Alba  
Secretary

The *COLONIAL FOREST HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS* can be reached as follows:

**Website:** *http://www.colonialforest.net*

**Email:** Mark Pierovich (Targa offsite mgr): *mark@targarealestate.com*

**Phone:** Mark Pierovich (Targa offsite mgr) 253-754-6049

**Targa after-hours emergency number: 253-815-0393**

**Suggestion box:** At the campus office (Building 15, Unit 6)

**Reminder:** The grounds crew will replace light bulbs and repair doorbells. Just submit a work request via *colonialforest.net* or fill out a paper request form located at the office suggestion box.